

On behalf of the Delaware Department of Transportation (DelDOT), we welcome you to this Public Workshop for the proposed Realignment of Old Orchard Road at Wescoats Corner transportation improvement project in Sussex County.

This project encompasses the intersections and approaches of Old Orchard Road and Savannah Road, Savannah Road and Wescoats Road, and Wescoats Road and Marsh Road. This project intends to improve safety and traffic operations by removing the existing unsignalized intersection of Old Orchard and Savannah Road by realigning Old Orchard Road to intersect Savannah Road at the traffic signal across from Wescoats Road.

Thank you for sharing your valuable time and insights.

Jennifer Cohan

Secretary

Delaware Department of Transportation

PURPOSE OF WORKSHOP

The purpose of this workshop is to obtain input from you, the public, on the concept design alternative for the project. The project team is available to answer questions and provide information on the project.

Comments will be accepted through March 22, 2018. Information about the project and the ability to provide comments and suggestions on the project can be obtained from the project website at:

<https://deldot.gov/information/projects/OldOrchardRoad/index.shtml>

PROPERTY ACQUISITION PROCESS

If it is determined that all or a portion of your property is necessary for the project improvements, DeIDOT will contact you well in advance of any construction activity and follow the process outlined below:

Public Workshops

DeIDOT's Right of Way staff attends workshops when there are potential right of way impacts. Staff begins to interact with property owners who may be impacted at the time.

Appraisal Process

- Del DOT must have a Fair Market Value, in writing, for all acquisitions.
- Owners are given the opportunity to accompany the appraiser.
- All appraisals are reviewed by a licensed appraiser.

Negotiations

- An Agent will contact the owner in person or via mail to begin the negotiation process.
- The Owner will receive a copy of the State's appraisal or Waiver Valuation for non-complex acquisitions.
- The Owner will receive a written confirmation of the offer.
- The Owner has the right to have their own appraisal performed, which will be reviewed by Del DOT.
- DeIDOT will review any counter offers by the owners to determine that it has merit.
- DeIDOT may enter into an Administrative Settlement if justified and documented.

Closing

- If an agreement is reached, DeIDOT and the owners move to a settlement process.
- If no agreement is reached, DeIDOT can move to acquire the right-of-way need through eminent domain. Cases can still be settled without a trial.

RELOCATION PROCESS

There are two basic types of relocation processes:

- Residential.
- Non-Residential (Commercial/Industrial).

Residential

- Tightly controlled by 49 CFR, Part 24 and Title 29, Chapter 93 (Federal Regulations) and Delaware Code.
- Owners/Tenants are provided various options including housing/rental supplements and moving costs.
- Owners/Tenants are not required to vacate until offer has been made, listings of available comparable housing has been provided, and the State has acquired legal ownership of the property.

Non-residential

- Moving costs and re-establishment expenses as well as advisory assistance is offered.

We encourage all residents, property owners, business owners, and those who travel along Old Orchard, Wescoats, and Savannah Roads to stay informed and provide valuable feedback to the Project Team by:

- **Attending Public Workshops/Hearings.**
- **Filling out a Comment Form.**
- **Checking the Project website for updates:**

<https://deldot.gov/information/projects/OldOrchardRoad/index.shtml>

Feel free to contact us with questions or comments by:

Phone: 800. 652. 5600. (in DE) or 302. 760. 2080.

Email: dot-public-relations@state.de.us

Mail: DeIDOT Public Relations
P.O. Box 778
Dover, DE 19903

THANK YOU!

We thank you for taking the time to review tonight's materials and for participating in the workshop.

Your insights and suggestions are valuable and greatly appreciated. Your comments will be considered as we move forward with the design for the project.

Jennifer Cohan
Secretary
Delaware Department of Transportation